

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 Warnes Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$950,000

Median sale price

Median price

\$1,096,250

Property Type

House

Suburb

Mitcham

Period - From

01/01/2020

to

31/03/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Tirana St MITCHAM 3132	\$982,000	24/03/2020
2	29 Purches St MITCHAM 3132	\$972,000	22/02/2020
3	61-63 Purches St MITCHAM 3132	\$958,000	22/02/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/07/2020 10:45



Property Type: House (Previously Occupied - Detached)
Land Size: 880 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000
Median House Price
 March quarter 2020: \$1,096,250

Comparable Properties



3 Tirana St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$982,000
Method: Sold Before Auction
Date: 24/03/2020
Property Type: House (Res)
Land Size: 538 sqm approx



29 Purches St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$972,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 4
Property Type: House (Res)
Land Size: 476 sqm approx



61-63 Purches St MITCHAM 3132 (REI)

Agent Comments



Price: \$958,000
Method: Sold Before Auction
Date: 22/02/2020
Rooms: 4
Property Type: House (Res)
Land Size: 1120 sqm approx